



96012 198 Avenue Rural Foothills County Alberta

\$6,495,000

This SPECTACULAR LIFESTYLE PROPERTY is the ULTIMATE COUNTRY ESTATE, offering a REMARKABLE 10,629 SQ FT of fully developed living space across a CUSTOM-BUILT TWO-STOREY WALK-OUT HOME, SEPARATE GUEST LIVING QUARTERS, an OVERSIZED HEATED ATTACHED TRIPLE GARAGE 45'2" x 24'10", and BREATHTAKING VIEWS. Set on a stunning and private 29.79 ACRES IN FOOTHILLS COUNTY, with 5 BEDS, 6 FULL & 2 HALF BATHS, a SPA ROOM, WINE CELLAR, + THEATER ROOM, this ARCHITECTURAL SHOWPIECE delivers LUXURY, SPACE, + PRIVACY. Ideal for families, entertainers, and professionals seeking REFINED RURAL LIVING WITH URBAN CONVENIENCE. From the moment you arrive, the IMPACT IS UNDENIABLE. A grand 13'5" CEILING HEIGHT welcomes you into a SPRAWLING MAIN FLOOR with sophisticated design, featuring a formal FOYER, LIVING ROOM WITH GAS FIREPLACE, custom STONE SURROUND + BUILT-IN WINDOW SEATING. The CHEF-INSPIRED KITCHEN is a true culinary haven with MIELE BUILT-IN APPLIANCES including CONVECTION OVEN, INDUCTION COOKTOP, STEAM OVEN, + INTEGRATED FRIDGE. QUARTZ COUNTERTOPS, GLASS BACKSPLASH, and FULL WALK-IN PANTRY complete the space. Adjacent are a COFFEE STATION, FORMAL DINING AREA, and BREAKFAST NOOK - bathed in natural light and offering seamless flow to EXPANSIVE OUTDOOR LIVING AREAS. The MAIN-LEVEL PRIMARY SUITE is a PRIVATE SANCTUARY featuring a LUXURIOUS 6-PIECE SPA-STYLE ENSUITE with DUAL SHOWER, SOAKER TUB, DUAL VANITIES, + a MASSIVE WALK-IN CLOSET WITH CUSTOM BUILT-INS. The main level also offers a LARGE LAUNDRY ROOM, POWDER ROOM, OFFICE/STUDY WITH DISPLAY SHELVEING, + a generous MUDROOM WITH LOCKERS AND BENCH SEATING - each space reflecting THOUGHTFUL DESIGN and ELEVATED COMFORT. The UPPER FLOOR hosts 2 GENEROUS BEDROOMS, with WALK-IN CLOSETS, ENSUITES, along with a 49-FT BONUS ROOM, perfect for relaxation, play, or media use. The WALK-OUT BASEMENT includes a LARGE FAMILY ROOM, FULL HOME THEATRE, ST...

Bonus Room 49.00 Ft x 11.58 Ft

Sauna 6.83 Ft x 5.33 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://www.simondhunt.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Bedroom 12.58 Ft x 12.33 Ft

Other 9.92 Ft x 5.25 Ft

4pc Bathroom 10.42 Ft x 5.92 Ft

Bedroom 12.50 Ft x 12.33 Ft

Other 6.33 Ft x 5.25 Ft

3pc Bathroom 9.42 Ft x 5.25 Ft

Family room 24.00 Ft x 19.33 Ft

2pc Bathroom 9.42 Ft x 5.67 Ft

Media 19.50 Ft x 12.33 Ft

Steam room 6.83 Ft x 5.33 Ft

3pc Bathroom 11.33 Ft x 6.00 Ft

Bedroom 13.92 Ft x 12.42 Ft

Other 4.83 Ft x 4.67 Ft

4pc Bathroom 12.33 Ft x 5.92 Ft

Other 11.08 Ft x 8.58 Ft

Wine Cellar 16.33 Ft x 15.42 Ft

Office 16.33 Ft x 15.42 Ft